

12 LINTIBERT TERRACE,
MUTHILL, PH5 2AJ



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Irving Geddes are delighted to bring this well presented two bedroom semi-detached property to the market. Number 12 enjoys an enviable position within the attractive Perthshire village of Muthill. The well proportioned accommodation set over two levels comprises; **Hallway, Living Room** with feature open fire, **Fitted Kitchen** with door leading to **Conservatory** & French Doors opening on to the sizeable garden grounds. Upper floor comprising; **2 Double Bedrooms** and modern family **Shower Room**.

Presented in true move-in condition, warmed by double glazing & oil fired central heating system. A rarely available home, likely to have broad appeal. Early viewing is advised.

Attractive gardens to the front, side & rear with boundaries being formed by timber fencing and mature hedging. The garden is laid mainly to lawn with privacy hedge & mature planting. The property is accessed from steps down to the front garden, with paviour slabs running from the front around to the side & rear garden. Unrestricted on-street parking is available to the front. The private rear garden boasts a handy block-built garden shed with power & light. The elevated position provides a lovely outlook from the rear towards Crieff.

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'E' **Council Tax** Rated 'B'

3D Tour: <https://my.matterport.com/show/?m=dBCW1AnPmXo>









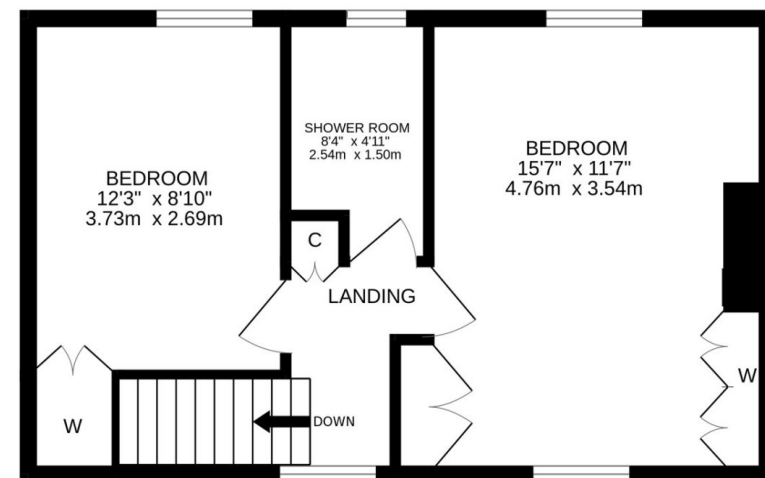
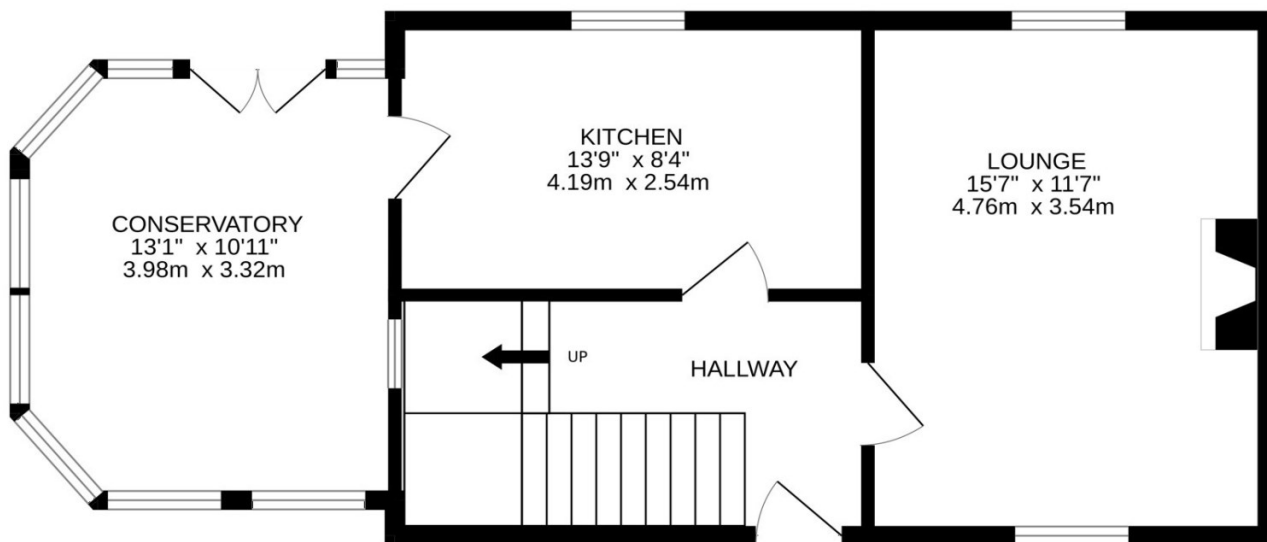








GROUND FLOOR



Directions Upon entering the village from Crieff continue along Drummond St, round the corner at the Coorie Inn Restaurant onto Willoughby Street. Take a right at Sweeney's Garage and then first on the left into Lintibert Terrace. The property is located on the left side towards the end.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Thinking of selling?
Call us now for a free valuation for your own property.

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722